HUNTERS®

HERE TO GET *you* THERE



Horsforde View

Bramley / Horsforth Border, Leeds, LS13 1GE

Offers Over £150,000

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Council Tax: B





79 Horsforde View

Bramley / Horsforth Border, Leeds, LS13 1GE

Offers Over £150,000







- Upper-floor apartment
- Breath taking views on horsforth border
- Two well-proportioned double bedrooms
- L-shaped open-plan living, dining and kitchen
- Principal bedroom with en-suite shower room
- Well-appointed house bathroom
- Neutral presentation and ready to move into
- Residents' and visitor parking
- Doorstep of canalside walks, Horsforth and Kirstall Froge train station
- Council tax band: B

Set on the upper floor of the highly regarded Horsforde View development in Newlay, this beautifully positioned two-bedroom apartment enjoys breathtaking open views across neighbouring fields, two double bedrooms and an impressive open-plan living space.

Occupying an attractive pocket between Horsforth, Rodley and Farsley, the development offers a peaceful setting while remaining well connected to the surrounding areas. Horsforth provides an excellent selection of shops, cafés, bars and restaurants, while Rodley is known for its canal-side setting and scenic walking routes. Kirkstall Forge railway station and nearby road links provide convenient connections towards Leeds and Bradford.

A welcoming entrance hallway leads into the impressive L-shaped kitchen, dining and living area, creating a spacious and sociable hub for everyday life. Finished with wood-effect flooring and neutral décor, the room is ready to enjoy while providing buyers with an ideal foundation to tailor to their own style. The breathtaking views from the front elevation create a wonderful backdrop and give the room a genuine sense of openness.

The kitchen is fitted with an ample range of wall and base units featuring brushed-steel handles, complementary work surfaces and a tiled splashback. There is an integrated oven, space for additional freestanding appliances and a chrome sink with mixer tap. Its open connection with the living and dining areas makes the space equally suited to relaxing, dining and entertaining.

Both bedrooms are well-proportioned doubles. The principal bedroom benefits from its own en-suite shower room, while the second bedroom provides excellent versatility for guests, home working or additional living space.

The well-maintained house bathroom completes the internal accommodation, fitted with a three-piece suite comprising a bath with shower over, a wash basin with useful storage beneath and a concealed-cistern WC.

The apartment also benefits from access to a partially boarded loft, providing valuable additional storage space.

Externally, the development offers residents' parking together with additional off-street parking for visitors.

Combining two double bedrooms, two bathrooms, excellent storage and beautiful field views, this is an exciting opportunity for first-time buyers, couples, professionals or investors seeking a well-connected apartment in an attractive setting.

LIVING ROOM/KITCHEN
24'2" x 13'5" (7.38m x 4.10m)

BEDROOM ONE
14'10" x 7'11" (4.54m x 2.42m)

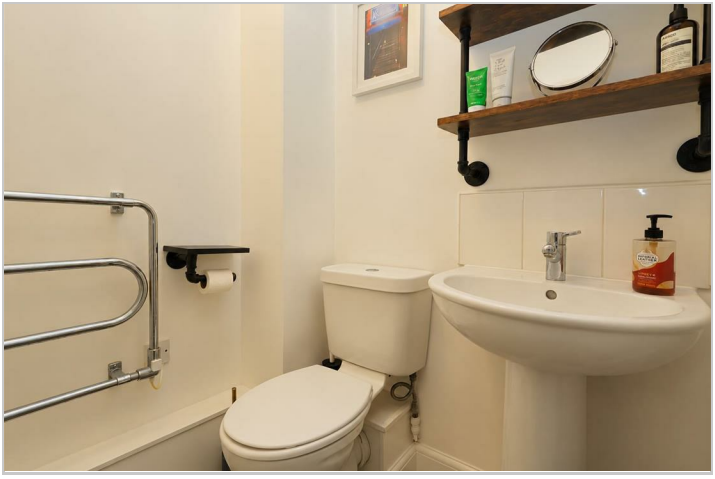
EN-SUITE
7'11" x 5'8" (2.42m x 1.74m)

BEDROOM TWO
11'0" x 8'11" (3.36m x 2.74m)

BATHROOM
6'2" x 5'7" (1.88m x 1.71m)





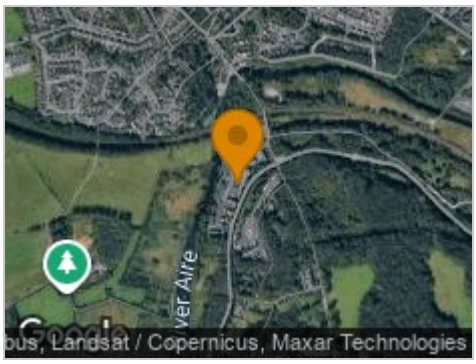




Road Map



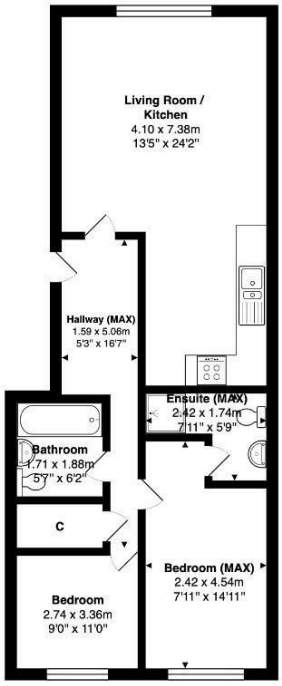
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

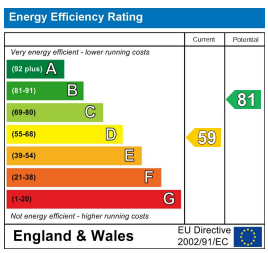
Total Area: 58.2 m² ... 626 ft²

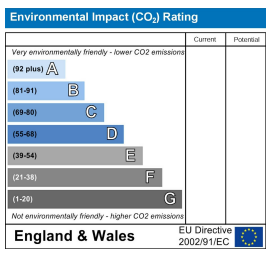
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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